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Testimony in Support of LD 654 (“Resolve, Directing the Finance Authority of Maine to Establish a Pilot Program to Encourage the Development of Accessory Dwelling Units”)

J. Andrew Cashman on behalf of the Maine Association of REALTORS®

April 11, 2023

Senator Pierce, Representative Gere and members of the Joint Select Committee on Housing, my name is Andy Cashman. I am the Founder of Resolve Government Relations. We represent the Maine Association of REALTORS®, a professional trade association established in 1936 with over 6,500 members statewide. REALTORS® grow Maine’s economy and build Maine communities. Our members represent buyers and sellers involved in both residential and commercial real estate transactions. Our membership also includes industry affiliates, such as lenders, closing agents, title agents, appraisers, building inspectors, surveyors, etc. The Maine Association is chartered by the National Association of REALTORS® (NAR), the largest trade association in the country.

The Maine Association of REALTORS® supports LD 654. The bill is a complement to the landmark legislation sponsored by former Speaker Fecteau last session (Public Law Chapter 672, “An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions”). That bill encouraged Accessory Dwelling Unit (ADU) development by requiring all municipalities to allow them – thus encouraging homeowners to help create more housing by developing an ADU on their property.

LD 654 would financially incentivize the construction of ADUs. The bill would create a 2-year pilot program at the Finance Authority of Maine that would provide low interest rates for the construction of ADUs, thus making the development more affordable and attainable for many who otherwise may not be financially able. Public and private sector housing initiatives that encourage and incentivize development of housing should be encouraged and supported. We commend this innovative concept and respectfully urge your support for the bill.

For these reasons, we support LD 654 and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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